

Alachua County Local Planning Agency/ Planning Commission

Meeting Minutes: October 21, 2020

The Alachua County Planning Commission held a *virtual* public meeting on October 21, 2020 at 6:00 p.m. The meeting was held as a **virtual ZOOM meeting**.

COMMISSIONERS PRESENT:

Ishmael Rentz, Vice-Chair
Carla Brisotto
Robert Hyatt (School Board) (*having technical difficulties*)
James Ingle
Jason Teisinger
Kristen Young

Kali Blount
Keith Hazouri

STAFF PRESENT:

Missy Daniels, Director, Growth Management Department
Jeff Hays, Principal Planner, Development Services, Growth Management
Jerry Brewington, Senior Planner, Development Services, Growth Management
Corbin Hanson, Assistant County Attorney, County Attorney
Patricia McAllister, Staff Assistant, Growth Management

Meeting Called to Order:

Meeting called to order by Vice-Chair Rentz at 6:00 p.m.

1. APPROVAL OF AGENDA:

Motion was made by *Commissioner Young* to **approve** the agenda.
Motion was **seconded** by *Commissioner Ingle*.

Action: The **agenda** was **approved** with a vote of **5-0**.

2. APPROVAL OF THE MINUTES: Minutes of August 19 2020, September 2, 2020 and September 16, 2020.

Motion was made by *Commissioner Ingle* to **approve** the **minutes of August 19 2020, September 2, 2020 and September 16, 2020** with one change to the September 2, 2020 minutes by verifying Commissioners present and absent.
Motion was **seconded** by *Commissioner Teisinger*.

Action: The **minutes** of the August 19, 2020, September 2, 2020 and September 16, 2020 were **approved** with a **5-0 vote**.

4. LEGISLATIVE ITEM: CPA-06-20 (Gainesville Gateway Small Scale Land Use Amendment)

A request by Clay Sweger of eda consultants, inc., agent, for Florida Gateway Real Estate LLC, owner, for a small-scale land use amendment from Tourist-Entertainment to Commercial on approximately 5.14 acres on tax parcels 06233-006-000 and 06233-006-001 located at 9775 NW 39th Avenue

Staff Presentation:

Jerry Brewington presented this application. Staff recommends transmittal of this application to the state with the bases as noted in the staff report.

Commissioner Questions:

Commissioner Young questioned the history of the small block of commercial on this parcel.

Applicant's Presentation:

Clay Sweger with eda, inc, agent, was present and available for questions. *Mr. Sweger* stated this property is an undeveloped site that is approximately 5 acres and within the Springhills Activity Center, *Mr. Sweger* stated the primary reason to change the land use on this property is to allow institutional uses the may allow for an assisted living facility on this property.

Staff Response:

Jerry Brewington stated the block of commercial land use on this parcel is due to the commercial land use not following the parcel boundaries and the parcel to the south of this parcel is also commercial so the land use just carried over by not following the parcel boundaries.

Motion was made by *Commissioner Teisinger* to approve this application with the bases as noted in the staff report.

Motion was **seconded** by *Commissioner Brisotto*.

Public Comment: None.

Action: **CPA-06-20** was **approved** for transmittal to the state and other reviewing agencies with a vote of 5-0.

4. WELCOME TO COMMISSIONER CARLA BRISOTTO BY CHAIR RENTZ.
5. ATTENDANCE REPORT: Distributed in packets. No attendance issues.
6. ANNUAL WORKPLAN: Reviewed and signed by Chair with no changes.
7. ELECTION OF OFFICERS: Nominations and Election of Chair and Vice-Chair
Commissioner Rentz was nominated as Chair by Commissioner Ingle .
No other nominations.
Motion to approve Commissioner Rentz as Chair by Commissioner Ingle.
Motion was **seconded** by Commissioner Young.
Action: Commissioner Rentz was approved as Chair by a unanimous vote of 5-0.

Commissioner Young was nominated as Vice- Chair by Commissioner Ingle.

No other nominations.

Motion to approve Commissioner Young as Vice-Chair by Commissioner Ingle.

Motion was seconded by Commissioner Brisotto.

Action: Commissioner Young was approved as Vice Chair by a unanimous vote of 5-0.

8. PLANNING COMMISSIONERS' COMMENTS:
Commissioner Teisinger mentioned that a bases was needed when the Planning Commission conclusion is against staff's recommendation. After a brief discussion including staff, planning commissioners and the assistant county attorney, it was decided that going forward the Planning Commission, when deciding against staff's recommendation on any application, should state the justification and/or policies in the Comprehensive Plan and/or the Unified Land Development Code as their bases for their recommendation to the Board of County Commissioners.

Future meeting format was discussed: Moving from virtual to a hybrid format (an in person quorum and others could be virtual attendance along with mandatory masks and social distancing for those 'in person' staff and commissioners. Discussion included how members of the public would also be in hybrid format with mandatory masks and social distancing possibly in another room separate from staff and commissioners for 'in person' along with virtual as well.

Meeting adjourned at 6:35 p.m.